

**TRES PALACIOS OAKS PROPERTY OWNERS' ASSOCIATION  
SPECIAL BOARD OF DIRECTORS MEETING**

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**AGENDA  
THURSDAY, SEPTEMBER 14, 2023  
5:00 PM**

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**Tres Palacios Oaks POA Business Office  
28 Springwood S.  
Palacios, Texas 77465**

**CALL TO ORDER:**

- a. Quorum Call.

**PROPERTY OWNER COMMUNICATION FORUM:**

*The public is invited to address the Board of Directors and speak on any matter. Board of Directors may not deliberate on topics not included on this agenda. The presentation shall be no longer than three (3) minutes.*

**DISCUSSION AND ACTION ITEMS:**

- Roads
- Budget
- ACC
- Fence
- Pool
- Dogs & Cats

**The next regular Association meeting will be  
held September 16, 2023, at 10:00 AM**

Posted: 09/11/2023

**TRES PALACIOS OAKS PROPERTY OWNERS' ASSOCIATION  
SPECIAL BOARD OF DIRECTORS MEETING**

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**Minutes**

A special Board of Directors meeting was held by the Tres Palacios Oaks POA Board of Directors on September 14, 2023, at 5:00 p.m., in the Tres Palacios Oaks POA Business Office located at 28 Springwood S., Palacios, Texas 77465.

**CALL TO ORDER:**

*President Carla Williams called the Special Board of Directors meeting to order at 5:00 P.M.*

**CERTIFICATION OF A QUORUM:**

*President Carla Williams certified a quorum was present.*

**ATTENDANCE ROLL CALL:**

*President, Carla Williams, Present  
Vice President, Tiffany Keszler, Present Via Phone  
Secretary/Treasurer, Sandy Frick Present  
Member at Large, John White, Present  
Member at Large, Tom Morgan, Present*

**ANNOUNCEMENTS:**

● *Board Members Announcements – President Carla Williams gave a speech.  
Secretary/Treasurer Sandy Frick presented list of roads that need work. (Attached).  
Member at Large John Whitespoke on budget he presented. Member at Large Tom Morgan made a motion to make the budget \$7500.00 per month.*

**DISCUSSION AND ACTION ITEMS:**

1. **Increasing Fees** – Subject to attorney advice we will increase – Pool to \$100 annually, Road Assessment fees - \$20.00 per lot annually, Association Dues \$45.00 per lot annually, Gate Card \$110.00 annually, Mowing Fees \$55.00 per lot. Member at Large, Tom Morgan makes motion to accept and Secretary/Treasurer seconded. Motion passed.  
**(President Carla Williams will talk with attorney to discuss fees increase without it being placed on ballot)**
2. **ACC** – Member at Large John White gave speech on ACC – on how it works. President Carla Williams – talks about ACC; Carla wants property owners to take pictures and turn in to the office. The Board of Directors will look at what has been turned in. Secretary/Treasurer Sandy Frick makes a motion that John White will take over ACC as the chair person and will bring all stuff

to the Board first. President Carla Williams seconded motion. Motion passed.

3. **FENCE BIDS** – Sandy Frick got bids – Carla Williams got bids. Sandy Frick made a motion to build a fence on the north side; 2100 ft from Carla Williams bid. \$18,750.00. John White mentioned speaking with attorney. Carla Williams seconded. Motion passed ( Tiffany Keszler – Yes, John White – No, Tom Morgan – Yes)
4. **POOL** – President Carla went over pool rules – Discussed revising pool rules.
5. **Dogs & Cats** – 4 dogs or 2 cats – State law in no more than 6 animals. TPOPOA needs to amend by-laws on dog rules.
6. **DUST CONTROL** – Michael Ellis wants dust control on Tupelo St. John White discussed TPOPOA possible matching the cost of dust control.
7. **BOD RESIGNATION** – Tiffany Keszler read a speech and is resigning from the TPOPOA Board of Directors. She is asking for Robert McKenzie to be her replacement. Tom Morgan made a motion to have Robert McKenzie fill Tiffany Keszlers position on the TPOPOA Board of Directors. Carla Williams seconded motion. Motion passed.

  
Carla Williams, PRESIDENT

ATTEST:

  
Sandy Frick, SECRETARY/TREASURER